

## COMMITTEE REPORT

**Date:** 6 April 2017  
**Team:** Householder and Small Scale Team  
**Ward:** Bishopthorpe  
**Parish:** Bishopthorpe Parish Council

**Reference:** 17/00410/FUL  
**Application at:** 18 Newlands Road Bishopthorpe York YO23 2RT  
**For:** Single storey rear extension  
**By:** Steven Prendergast  
**Application Type:** Full Application  
**Target Date:** 26 April 2017  
**Recommendation:** Householder Approval

### 1.0 PROPOSAL

1.1 This application seeks permission for the erection of a single storey rear extension, to provide additional living space. This will replace the existing rear conservatory in place.

1.2 This two-storey pitched roof semi detached dwelling is sited within a residential area, made up of differing designs of dwellings within the surrounding area.

1.3 This application is brought to committee for decision under section 8 (e) of the scheme of delegation – (staff member within Development and Regeneration or Planning and Environment, or the spouse / partner of such an employee).

### RELEVANT PLANNING HISTORY

Application No. 06/02183/FUL - Two storey pitched roof side extension, relocation of existing side conservatory to rear and a pitched roof canopy to front (resubmission).  
Approved 06.12.2006

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation: GMS Constraints: Floodzone 2

2.2 Policies:

CYGP1 Design  
CYH7 Residential extensions

### **3.0 CONSULTATIONS**

#### **BISHOPTHORPE PARISH COUNCIL**

3.1 No response received up to date of writing.

#### **NEIGHBOUR NOTIFICATION/PUBLICITY**

3.2 No responses received up to date of writing.

### **4.0 APPRAISAL**

#### **4.1 Key Issues:**

- Visual impact on the dwelling and surrounding area;
- Impact on neighbouring amenity;
- Flood Risk

#### **POLICY CONTEXT**

4.2 The National Planning Policy Framework (March 2012) sets out 12 core planning principles that should underpin both plan-making and decision-taking. Of particular relevance here is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

4.3 The Development Control Local Plan was approved for Development Control purposes in April 2005; its policies are material considerations although it is considered that their weight is limited except where in accordance with the content of the NPPF.

4.4 Development Control Local Plan Policy H7 states that residential extensions will be permitted where (i) the design and materials are sympathetic to the main dwelling and the locality (ii) the design and scale are appropriate to the main building (iii) there is no adverse effect upon the amenities of neighbours.

4.5 Development Control Local Plan Policy GP1 refers to design, for all types of development. Of particular relevance here are the criteria referring to good design and general neighbour amenity.

4.6 The Council have an approved Supplementary Planning Document 'House Extensions and Alterations' dated December 2012 which provides guidance on all types on domestic type development. A basic principle of this guidance is that any extension should normally be in keeping with the appearance, scale, design and

character of both the existing dwelling and the road/streetscene it is located on. In particular, care should be taken to ensure that the proposal does not dominate the house or clash with its appearance with the extension/alteration being subservient and in keeping with, the original dwelling. The character of spacing within the street should be considered and a terracing effect should be avoided where required. Proposals should not unduly affect neighbouring amenity with particular regard to privacy, overshadowing and loss of light, over-dominance and loss of outlook. Guidance in section 13 advises that for single storey extensions privacy can be protected by the use of blank side walls, obscure glazing, high level windows, or by screening along shared garden boundaries.

## ASSESSMENT

### IMPACT UPON THE DWELLING AND UPON THE CHARACTER AND APPEARANCE OF THE SURROUNDING AREA

4.7 The proposed extension will sit in a similar location and footprint to the existing rear conservatory which is to be removed. It will however, incorporate side rendered walls, with one window to each side elevation and large glazed panels and doors to the rear elevation. A tiled gabled roof design will replace the existing glazed hipped roof, and this will be marginally higher by approx. 0.2 metres. There will be no change to amenity space. Being sited to the rear this extension will not be highly visible to public view, though it is considered that this extension will relate better to the original dwelling, by incorporating the similar external materials along with the reduction in glazing and vertical emphasis of the rear fenestration. Taking all of the above into account it is not considered this proposal will harm the character or appearance of the dwelling nor that of the surrounding area.

### IMPACT UPON NEIGHBOURING AMENITY

4.8 It is not considered that this extension will result in any additional undue loss of amenity to residents at No. 17 Newlands Road, over and above the existing structure, taking into account of the existing common side boundary treatment in place, along with the adequate separation distance between this structure and this adjacent dwelling.

4.9 The additional height and change in roof design of this extension, over and above the existing conservatory in place, is not considered to result in undue additional loss of outlook or light for neighbours at No. 19 Newlands Road, from this neighbouring rear conservatory. Existing glazing within the conservatory at the host is currently obscured, and one small clear glazed window is now proposed within the side elevation to face this neighbouring dwelling; however, existing common boundary fencing will avoid undue additional loss of privacy or the need to secure obscure glazing to this proposed window.

## FLOOD RISK

4.10 As the site lies within flood zone 2, supporting information has been submitted as part of the application to advise that this has been given consideration and that the structure will be sited 300mm above existing ground level; a solid concrete floor will be retained; a waterproof additive to proposed plaster may be considered; electrical sockets will be sited at least 400mm above floor level. Part gravel/part pavers are proposed to two sides of the structure to allow water to percolate into the ground.

## 5.0 CONCLUSION

5.1 The proposals will have a positive impact on the character of the dwelling and area and will not result in any harmful impact on the living conditions of neighbouring properties. They are considered to comply with the NPFF, CYC Development Local Plan Policies H7 and GP1 and Supplementary Planning Guidance - House Extensions and Alterations (Approved 2012).

## 6.0 RECOMMENDATION: Householder Approval

1 TIME2 Development start within three years

2 The development hereby permitted shall be carried out in accordance with the following plans and submitted information:-

Plan no. 924/2 and materials as detailed within application form received on 1 March 2017 (render, matching roof tiles and aluminium framed windows)

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

## 7.0 INFORMATIVES:

### Notes to Applicant

#### 1. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH

In considering the application, The Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraphs 186 and 187) and having taken account of all relevant national guidance and local policies, considers the proposal to be satisfactory. For this reason, no amendments were sought during the processing of the application, and it was not necessary to work with the applicant/agent in order to achieve a positive outcome.

#### 2. THE PARTY WALL ETC ACT 1996

The proposed development may involve works that are covered by the Party Wall etc Act 1996. An explanatory booklet about the Act is available at:

<https://www.gov.uk/party-wall-etc-act-1996-guidance>

Furthermore the grant of planning permission does not override the need to comply with any other statutory provisions (for example the Building Regulations) neither does it override other private property rights (for example building on, under or over, or accessing land which is not within your ownership).

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